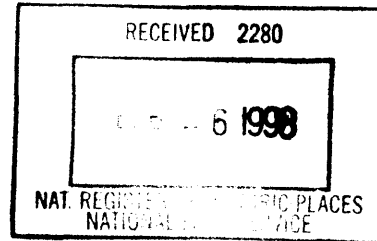


United States Department of the Interior  
National Park Service



201

National Register of Historic Places  
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Jeanne Manor Apartment Building

other names/site number \_\_\_\_\_

2. Location

street & number 1431 SW Park Avenue N/A not for publication

city or town Portland N/A vicinity

state Oregon code OR county Multnomah code 051 zip code 97204

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register criteria. I recommend that this property be considered significant  nationally  statewide  locally. ( See continuation sheet for additional comments.)

James Hamrick January 16, 1998  
Signature of certifying official/Title Deputy SHPO Date  
Oregon State Historic Preservation Office  
State of Federal agency and bureau

In my opinion, the property  meets  does not meet the National Register criteria. ( See continuation sheet for additional comments.)

\_\_\_\_\_  
Signature of certifying official/Title Date  
\_\_\_\_\_  
State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- entered in the National Register.  See continuation sheet.
- determined eligible for the National Register  See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain:)

\_\_\_\_\_  
Signature of the Keeper Edmon H. Beall Date of Action 3.5.98

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

Section number   3   Page   1  

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**JEANNE MANOR APARTMENT BUILDING (1931)**

1431 SW Park Avenue  
Portland, Multnomah County, Oregon

**COMMENTS OF THE STATE HISTORIC PRESERVATION OFFICE**

The Jeanne Manor Apartment Building occupies a 100-foot square parcel at the northwest corner of SW Ninth Avenue and Clay overlooking the tree-shaded South Park Blocks on the southwesterly edge of the central business district of Portland, Oregon. Designed by Harry Herzog for the developer Harry Mittleman and constructed in 1931, the building is an excellent example of the several fashionable apartment houses in the Modernistic vein which resulted from the collaboration of the architect and developer in the 1930s. Though, in the Parkway Apartments, it has a precise contemporary in the same neighborhood from the same architect and developer, the Jeanne is considered more expressive of the influence of the Art Deco style, of which Herzog was to become a leading exponent locally. As a distinctive work in the relatively limited body of documented work by a talented Portland architect, the Jeanne Manor meets National Register Criterion C. The architect's ultimate work in the Art Deco style was the Regent Apartments in northwest Portland, which opened for use in 1937 and is listed in the National Register in 1991.

The setting of the building proposed for nomination, once predominately residential in character, today is a stable mix of cultural institutions, churches, and genteel multi-story apartment blocks. The Jeanne is constructed of reinforced concrete clad with wire-cut varicolored orange-tan face brick and cast stone on the street facades and on returns to secondary elevations. It rises as a seven story U-shaped volume having double-loaded corridors. It contains 72 living units.

In mass, the Modernistic building reads as a core volume with inset and stepped-down corner sections that give the illusion of being partially cut away where continuous window glazing wraps the corners at a 45 degree angle. Street elevations are formally organized with multivariied frameless steel sash windows, some of which are of the Chicago School type. Structural bays are separated by strip pilasters rising to a straight parapet, except on the principal facade, where a low pediment is centered. On the pilaster faces, brick work is terminated at the sixth story in step-backs that are like flattened pinnacles. The uppermost story of the street elevations is finished with cast stone, and, here, pilasters terminate in a froth of counterposed scroll motifs.

**United States Department of the Interior  
National Park Service****National Register of Historic Places  
Continuation Sheet**Section number   3   Page   2  

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The entrance on SW Park Avenue is an arch with dolmen-like massive lintel in which the building title is carved. The entrance is framed in a splayed recess with a series of reveals which echoes the zigzag motif characteristic of Art Deco design. A colossal three-part, straight-arched clerestory window admits natural light generously to the foyer.

Recurring motifs of this taut, rectilinear, and subtly articulated and polychromed exterior are scrolls and chevrons, or zigzag repeating ornament, which are seen in the profiles of terra cotta spandrels, in the sawtooth edgings of bas relief lintel borders, and in the thin, cornice-like band that finishes the parapet above a soldier course of brick. The lobby interior continues the chevron and scroll themes, for example in the quarrel side lights of the foyer entrance and in the elegant steel flat bar hand railings. Interior walls and ceilings are plaster-finished throughout. Individual living units contain some built-in cabinetry, and many original kitchens, tile-surfaced baths, and lighting fixtures. The apartment building is in a very good state of preservation.

The source of the high-quality face brick was the Willamina Clay Products Company of Yamhill County, and George Davis is identified as the brick contractor. The application provides a welcome review of the career of Harry Herzog (1893-1979). Whereas the scheme was produced by the firm of Bennes and Herzog, primary design credit is assigned to Herzog, who began his professional career upon graduating from High School in Portland, working as a draftsman for Bennes and Hendricks in 1912. He left in 1915 to attend the University of Pennsylvania School of Architecture, from which he was graduated in 1917. During the First World War, he returned to Portland to be employed by Northwest Engineering Company, a contractor for Liberty ship construction. Following a post-war stretch in Philadelphia and New York, Herzog centered his career in Portland from 1922 onward. He rejoined John Bennes, his former mentor, and in 1925 entered into full partnership with the noted architect. In 1932, a year after Jeanne Manor had opened, the Bennes and Herzog association was dissolved. Herzog's outstanding works, apart from the Regent Apartments of 1937, which was an independent project, were completed while he was a principal of the Bennes and Herzog firm. The Hollywood Theater (1926) and Temple Beth Israel (1926-1928) are listed in the National Register. Herzog was supervising architect for the synagogue project in which Whitehouse, Stanton & Church and Herman Brookman were associated.

Jeanne Manor  
Name of Property

Multnomah, OR  
County and State

**5. Classification**

**Ownership of Property**  
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

**Category of Property**  
(Check only one box)

- building(s)
- district
- site
- structure
- object

**Number of Resources within Property**  
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1		buildings
		sites
		structures
		objects
1		Total

**Name of related multiple property listing**  
(Enter "N/A" if property is not part of a multiple property listing.)

n/a

**Number of contributing resources previously listed in the National Register**

-0-

**6. Function or Use**

**Historic Functions**  
(Enter categories from instructions)

DOMESTIC--Multiple Dwelling

**Current Functions**  
(Enter categories from instructions)

DOMESTIC--Multiple Dwelling

**7. Description**

**Architectural Classification**  
(Enter categories from instructions)

MODERN MOVEMENT--Modernistic

**Materials**  
(Enter categories from instructions)

foundation concrete  
walls brick  
cast stone  
roof asphalt  
other

**Narrative Description**

(Describe the historic and current condition of the property on one or more continuation sheets.)

## National Register of Historic Places Continuation Sheet

Section number   7   Page   3  

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### SETTING

The Jeanne Manor is located at the northwest corner of SW Clay Street and West Park Avenue. It is located south and west of the downtown retail core and north of Portland State University along the South Park Blocks. Though when built the area contained a large number of single family homes, today it is almost exclusively multi-family residential. Jeanne Manor fronts onto Park Avenue.

Clay Street is a major west-bound automobile arterial, while West Park Avenue is a narrow, one-way, north bound street.

### EXTERIOR

Jeanne Manor is located on a double lot, 100 feet square. The parcel is essentially flat and the building built to the lot lines on the east and south, but has a slight setback on the north for ventilation and natural light. No indigenous or historical plant material exists.

The building is seven stories with a full basement in a front-facing “U” configuration. It is constructed of reinforced concrete with wire cut face tan-colored brick veneer laid in common bond with natural mortar with varying color shades of brick to suggest a sunset. The primary facade fronts east onto Park Avenue, with a second major facade along Clay. Secondary facades are located on the west and north.

The major facades have a strong vertical articulation. The Park Avenue facade is divided into eight bays by seven brick pilasters that run the height of the building, capped with a decorative stone. These bays follow a symmetrical pattern of C:B:A:A:A:A:B:C. The outside bays are stepped down at the roof line and set slightly back to create the illusion of a separate massing. This illusion is accentuated by the use of corner windows which wrap around the corners. Bays “B” and “A” are similar in style, but differ in width and window treatment. Windows in Bays “B” are four-part with a central butterfly casement-style windows with flanking casement windows of similar size and style. Bay “A” has a single butterfly casement style windows. A low-rise front pediment then spans over the central four bays to balance the stepped down effect of the corners. Fenestration is regular with all windows being metal framed casement style with two equal size lights, a major vertical piece and a lesser horizontal transom. At each corner, the windows are massed four lights across joined at the corner.

## National Register of Historic Places Continuation Sheet

Section number   7   Page   4  

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The entry is located at the center of the ground floor, two bays across and two stories tall. It has a pronounced deco surround, stepped back, with geometric motifs and zig zag patterns. The Clay Street facade is identical to the Park Avenue facade, except for the entry and pediment. The exterior, as designed by the architect, is lit by flood lights to accentuate the design.

The secondary facades are similar but finished in stucco cement.

### Exterior Alterations

The exterior is essentially intact with only minor repairs. In 1960, the roof was replaced. In 1967, the masonry walls were inspected and stone anchors upgraded. In 1991, security alarms were installed.

### **INTERIOR**

The building has 72 units, ranging from studio to large one-bedrooms. It is configured in a front facing "U" shaped with a double loaded corridor. Typically, each floor has eight one-bedroom units and two studios. Access is from the lobby to either side where a short flight of stairs leads to the ground floor apartments (there is a 1,500 pound elevator at the north). Stair rails are in the deco style, nicely executed in painted steel flat bars. Corridor walls and ceilings are painted plaster. The apartments are in essential original condition with wood floors, plaster walls and ceilings. They also feature several built in cabinets. Many units still feature original kitchens, tile bathrooms and light fixtures.

### Interior Alterations

No major alteration, though equipment was updated as necessary.

The building is in good condition.

Jeanne Manor  
Name of Property

Multnomah, OR  
County and State

**8. Statement of Significance**

**Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

**Criteria Considerations**

(Mark "x" in all the boxes that apply.)

Property is:

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

**Areas of Significance**

(Enter categories from instructions)

ARCHITECTURE

**Period of Significance**

1931

**Significant Dates**

1931

**Significant Person**

(Complete if Criterion B is marked above)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

Benes & Herzog

**Narrative Statement of Significance**

(Explain the significance of the property on one or more continuation sheets.)

**9. Major Bibliographical References**

**Bibliography**

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

**Previous documentation on file (NPS):**

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_

**Primary location of additional data:**

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: Oregon Historical Society

## National Register of Historic Places Continuation Sheet

Section number   8   Page   3  

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### SETTING--Park Blocks

The Jeanne Manor is located along the Park Blocks, once part of the Lownsdale Donation Land Claim.

When Daniel Lownsdale arrived in 1845, Portland had fewer than 60 people and Oregon was not yet recognized as a U. S. territory. Yet, following the precedent of William Overton and Asa Lovejoy, Lownsdale claimed 640 acres on the river bank to the south of Benjamin Stark's claim. In 1852, he--along with the city's other founding fathers agreed to establish a green strip across the entire length of the young city, from south to north. The strip was to be dedicated for public use. At the time, the strip consisted of steep fir-covered land a mile from the river's edge. Between 1852 and 1876, the Park Block land was used as a roadway for wagons and carriages. In 1876, the City Council began developing the blocks as parkland, starting with the planting of shade trees. Over the ensuing years, the space between the trees was planted with grass.

By 1883, the South Park blocks were a prime residential area with a public school, several churches and many of the city's finer homes. Many of the houses were homes of some of Portland's finest families, occupying whole or half blocks; interspersed were single family homes for those lower on the economic scale. The lots on which the Jeanne Manor is located contained three single family wood frame dwellings occupied by the Kohler family. Surrounding the parcel were other single family dwellings, including several which had been adapted for lodging.

Beginning with the streetcar and accelerated by the rise of the automobile, the neighborhood began to transition. Residents began to move to newer upscale neighborhoods, single family residents were turned into flats, boarding houses, apartments and housekeeping rooms. And increasingly, wood frame homes were being demolished to make way for apartment buildings.

### HISTORY OF THE BUILDING

In the summer of 1930, apartment developer Harry Mittleman acquired the 100-foot square parcel at the southeast corner of SW Park Avenue and Clay Street. He hired architect Harry Herzog to design a first class apartment building, modern in style and technology. Herzog had collaborated with Morris Whitehouse and Herman Brookman in the design and construction of the Temple Beth Israel in 1926-28. Mittleman was a member of the congregation and may have become acquainted with Herzog there.

## National Register of Historic Places Continuation Sheet

Section number   8   Page   4  

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Mittleman planned to spend \$300,000 for a 72-unit building. By the fall, the apartment building was well under construction. Particular attention was paid to the brickwork. The color was intended to be graduated in order to create a sunset affect. George Davis was the brick contractor using bricks from the Willamina Clay Products Company, which had a good reputation for quality. By Christmas, the exterior structure was complete and in January, Pacific Boiler & Dunham installed the boiler and radiator heating system. By the end of the month, C. M. Roe was finishing plaster work and a March opening date was planned. On March 1, Mittleman announced that March 15 would be the opening date. True to his word, a formal opening was held at 2:00 p.m. on Sunday, March 15. For the occasion, Mittleman furnished the building and had guides to escort visitors on a tour. The building featured 72 units ranging from bachelor apartments to "some of pretentious size and special design" (*Oregonian*, March 15, 1931, Sec. 2, page 2). When completed, the building cost \$400,000.

Mittleman invited "those individuals who delight in superb craftsmanship as well as those who are seeking a perfect home--that they may personally view the consummate beauty and innumerable conveniences which the most recent developments in modern architecture have provided for people desiring the graces and pleasure of living in a fine apartment." (*Oregonian*, March 15, 1931, p. 15). The theme of sun and natural light permeated promotional materials, while Mittleman called the Jeanne Manor "a chef d'oeuvre in the art of apartment building".

Unlike many developers, Mittleman owned and managed his buildings. He continued to own the Jeanne Manor until he liquidated his holdings in 1972.

### Upper-Class Apartment Living

In the United States, the concept of an "apartment" as a chosen alternative to single family housing dates to the last half of the 19th century. The first building designed as an apartment house appeared in Boston in 1855, designed by Arthur Gilman. It offered permanent residences for families and bachelors. The real beginning of the movement came, however, in 1869 when Richard Morris Hunt designed the Stuyvesant on Irving Place in New York. The 5-story building offered 6-10 room suites on the lower floors for a rent of \$1,200-1,800 per year, while the top floor studio apartments rented for \$920 per year.

Hunt imported the concept from France. It also came as a direct response to increased land cost that resulted from increasing population density. Building a multifamily building allowed developers

## National Register of Historic Places Continuation Sheet

Section number   8   Page   5  

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money. A month before Hunt completed construction, the Stuyvesant was besieged with 200 applications. The building, which cost \$150,000 to build, brought in a profit of \$23,000 in the first year. The message to investors was clear. Returns of 10-30% stimulated investors. In New York alone nearly 200 sets of French flats were erected between 1869 and 1876. In Chicago, following the 1871 fire, 1,142 apartment buildings went up in a single year.

The notion of apartment living was sold on the basis of efficiency and unheard-of technological advances: Always, it seemed, the entrances and public spaces were sumptuous. Marble floors and paneling, crystal chandeliers, imported carpets, and walnut or mahogany wainscoting adorned public doorways, lobbies, staircases and elevator carriages. There were central hot-water heating, central gas mains for lighting and fully equipped bathrooms for each unit. Shortly thereafter, apartment buildings featured steam elevators with uniformed operators. Bathrooms became more elaborate with hot and cold running water, hand-painted china basins, and hand carved shower stall screens. Architects experimented with electric generators, later connecting the buildings to the streetcar electric service, and installed central vacuum cleaning systems with nozzles in each room connected to a large pump in the basement; individual attachments could be used as hair dryers or reversed as dust collectors. To increase light and ventilation, subsequent designs grouped apartments around a central courtyard with central corridors. The emphasis on efficiency resulted in some apartments separating the heat and discomfort of cooking and laundry from the living quarters with public dining rooms, kitchens and laundries. Some provided servants for serving meals and cleaning clothes. The cooperative services, technological advances and attention to public spaces made the apartment seem like one of the most advanced institutions in American society.

### **BENNES & HERZOG**

The firm of Bennes & Herzog was the collaboration of John Virginus Bennes and Harry Albert Herzog. Yet despite the formal attribution, the architect for the Jeanne Manor was Herzog.

Bennes was born in Peru, Illinois on August 23, 1867 and raised in Chicago, where he attended public school. He studied at the University of Chicago and also spent a year at the School of Fine Arts in Prague. He began his architectural career in Chicago in 1890, working in his father's office prior to opening his own office. It may be assumed that given his Chicago roots, he was influenced by the works of Louis Sullivan, Frank Lloyd Wright and the 1891-93 Columbian Exposition.

In 1899, while still in Chicago, Bennes married Alice Smalley of Hooperston, Illinois. The couple

## National Register of Historic Places Continuation Sheet

Section number   8   Page   6  

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then moved to Baker City, Oregon the following year. Attracted by the stories of gold discovery around Baker, he invested his savings in a gold mine and started his architectural practice in Baker City. There Bennes prospered and received commissions for many houses and commercial buildings in the area, including the Elks building.

In 1906 Bennes again moved, this time to Portland where he was to practice for the next 36 years. Upon arriving, he formed a partnership with Erick W. Hendricks and Willard F. Tobey to create the firm of Bennes, Hendricks & Tobey. In 1910, on the departure of Tobey, the firm became for a short time Bennes, Hendricks & Thompson with the addition of Lewis Irvine Thompson. In 1911 the firm was Bennes and Hendricks, and in 1914 Bennes was practicing without a partner. This continued until 1925, when he took into partnership Harry A. Herzog who had first worked for Bennes in 1912 and returned to the firm in 1922. In 1932, with the depression, the firm broke up and Bennes practiced alone for the remainder of his career. In 1943 Bennes left Portland, moving to Los Angeles because of poor health. He died there on November 29, 1943 at the age of 76, survived by his wife and a son.

Harry Herzog was born on January 9, 1893 in Tyler, Texas where his father had a general mercantile business. At the age of 15 months, the family moved to Chicago, and at the age of 7, to Seattle. In Seattle, Herzog attended Pacific Grammar School.

In 1905, the Herzog family moved to Portland where Harry attended the D. P. Thompson Grammar School and the old Washington High School. He worked while in high school, carrying an Oregonian newspaper route and giving violin lessons. He graduated from high school in 1912 and began work for Bennes & Hendricks as a draftsman. In 1915, he left to attend the University of Pennsylvania School of Architect, graduating in 1917.

In that year, Herzog returned to Portland and began work for the Northwest Engineering Company which was constructing Liberty ships for the war effort. After the war, Herzog returned east where he worked in architecture offices in Philadelphia and New York. In 1922, at the age of 29, he returned to Portland for good, once again working with John Bennes, now operating in an independent practice. In 1925, Herzog became a partner. In 1932, Herzog and Bennes dissolved the firm and Herzog went into solo practice. This continued until 1948 when he took into partnership his long-time employee, Holman J. Barnes. This partnership continued for four years, after which Herzog again set up independent practice and eventually retired.

## National Register of Historic Places Continuation Sheet

Section number 8 Page 7

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Harry Herzog died in Portland on August 27, 1979 at the age of 86. He was survived by his wife Bertha, two daughters and a son.

Herzog joined the Oregon Chapter of the American Institute of Architects in 1922, serving as treasurer in 1931-32 and as vice president in 1941-42.

### Comparative Analysis of Works by Harry Herzog

With architects Morris Whitehouse and Herman Bookman, Herzog participated in the design and construction of the Temple Beth Israel (1926-28) in Portland. Herzog was the supervising architect during construction. In the 1920s and 1930s, he was active in apartment designs, often working in the Art Deco motif. In 1931, he designed the Jeanne Manor and Parkway Manor Apartments on the Park Blocks, both for Harry Mittleman. Six years later, following a six year lull in apartment design in the city, he again worked for Harry Mittleman, designing the Regent Apartment; listed on the National Register. He also designed the Stone Margulis Jewelry Store (demolished ) at SW Broadway and Morrison, and was involved in designing the Hollywood, United Artists and Liberty Theaters. As the thirties drew to a close, Herzog also established a reputation for modern storefront and entry redesigns. Major works here include the Loyalty Building, Selling Building, and Oregon Art Tile.

Herzog was perhaps Portland's leading practitioner of the Art Deco style in Portland. With Bennes, one of his first expressions of the idiom was the Hollywood Theater, though it certainly is more Spanish Colonial Revival than deco. The art deco influence can also be seen in Temple Beth Israel, working with Whitehouse and Brookman. However, the Jeanne Manor was his first comprehensive expression of that style. He followed it shortly thereafter with the Parkway Manor and then the Regent Apartments in 1937.

Herzog was one of the first in Portland to realize the impact of the Art Deco movement and his sophisticated and energetic designs helped introduce the style to the Portland community. Herzog's designs were characterized by formalistic stylistic balance and capitalized on ornament, color and geometry.

### **Harry Mittleman**

Harry Mittleman was born in Russia in 1900. As a young boy, he fled Russia during the era of the

## National Register of Historic Places Continuation Sheet

Section number   8   Page   8  

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revolution. He came to the United States and spent his childhood in Omaha, Nebraska. His father worked as a peddler, selling secondhand goods and other items on the street. In 1922, Harry moved to Castle Rock, Washington, opening a general store to loggers and farmers in the Kelso, Chehalis and Centralia area. Gradually, he expanded his grocery business into several southwestern Washington communities.

In 1925, Mittleman moved to Portland, opening a store at NE 11th Avenue and Broadway. Again, he expanded his business and soon was operating a half a dozen stores. The 1920s was a boom era in Portland real estate and he quickly sold his grocery business to concentrate on developing apartment buildings. His first project was at 21st and Marshall Street; a two story building he named "Marian Court" after his oldest daughter. In 1927, he built the Queen Louise, followed by the Adele Manor, Charmaine Manor and Babette Manor in 1928. These were named for his wife and four daughters. Subsequently, he designed the Rena Villa, Portland Rose, Arenson Court, Savoy, Blackstone, Metropolitan, Jeanne Manor and Parkway Manor.

Stylistically, his buildings typically were in the Spanish Colonial Revival style until the Jeanne Manor, which was followed by the Parkway Manor, also designed by Herzog for Mittleman in the Deco style. The Parkway Manor Apartments were completed later in the spring of 1931. The Parkway Manor is quite similiar to the Jeanne, although clearly a less sophisticated design. Both are Art Deco in inspiration and both occupy a corner lot on the Park Blocks. The Parkway fronts on Park Avenue 125 feet in length. As a 1931 Pacific Coast Record article describes, the Jeanne drew inspiration from the Beaux Art Apartments in New York City, particularly with its rather unusual corner windows and the graduations in brick color.

In 1937, with the Regent Apartments--also designed by Harry Herzog--Mittleman broke a six year drought in apartment construction in Portland. Typically, he managed his buildings. In 1977, all but three of his buildings were still standing and occupied. In 1972, Mittleman sold his residential property interests and purchased 29 bank structures owned by the U. S. National Bank and the Bank of California Tower; in so doing, he became the largest individual owner of bank buildings in Oregon.

Mittleman stayed active until his death in 1985. He was president of the Jewish Community Center, served on the board of the National Jewish Hospital, was president of the B'nai B'rith Camp Association, and was involved in the YMCA.

## National Register of Historic Places Continuation Sheet

Section number   9   Page   2  

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The Oregon Journal

## National Register of Historic Places Continuation Sheet

Section number   9   Page   3  

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Jeanne Manor  
Name of Property

Multnomah, OR  
County and State

**10. Geographical Data**

Acreage of Property 0.22 (100 x 100 = 10,000 sq. ft. div. by 43,560 = 0.229)

**UTM References**

(Place additional UTM references on a continuation sheet.)

Portland, Oregon - Washington 1:24000

1	110	524760	51031991610
	Zone	Easting	Northing
2			

3			
	Zone	Easting	Northing
4			

See continuation sheet

**Verbal Boundary Description**

(Describe the boundaries of the property on a continuation sheet.)

**Boundary Justification**

(Explain why the boundaries were selected on a continuation sheet.)

**11. Form Prepared By**

name/title John M. Tess, President

organization Heritage Investment Corporation date July 24, 1997

street & number 123 NW 2nd Ave., Suite 200 telephone (503) 228-0272

city or town Portland state OR zip code 97209

**Additional Documentation**

Submit the following items with the completed form:

**Continuation Sheets**

**Maps**

A USGS map (7.5 or 15 minute series) indicating the property's location.

A Sketch map for historic districts and properties having large acreage or numerous resources.

**Photographs**

Representative black and white photographs of the property.

**Additional items**

(Check with the SHPO or FPO for any additional items)

**Property Owner**

(Complete this item at the request of SHPO or FPO.)

name Jeanne Manor Inc.

street & number 1431 SW Park Avenue, Suite 101 telephone \_\_\_\_\_

city or town Portland state OR zip code 97201

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

## National Register of Historic Places Continuation Sheet

Section number 10 Page 2

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### VERBAL BOUNDARY DESCRIPTION

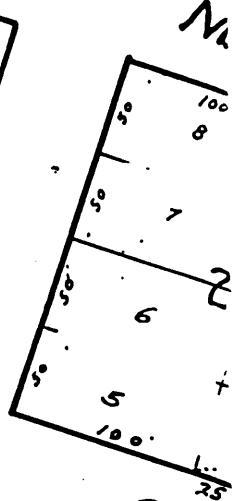
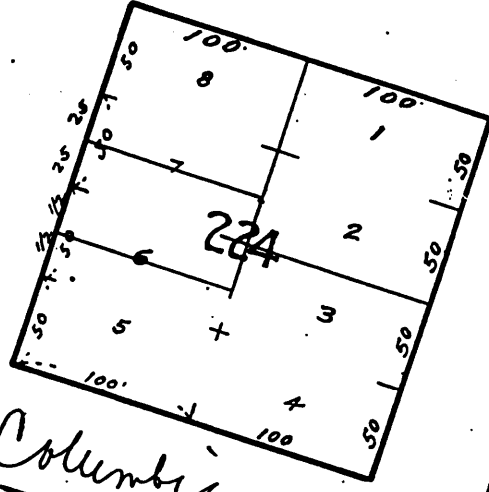
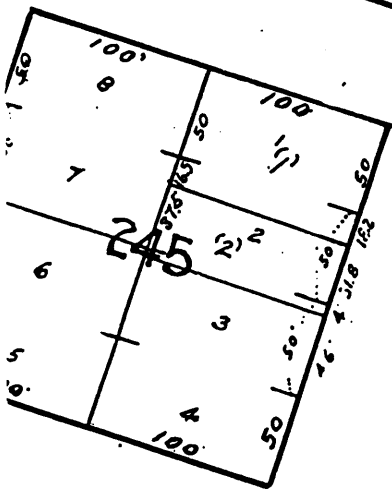
The Jeanne Manor Apartment Building is located on Lots 3 and 4 of Block 225, Portland, Multnomah County, Oregon.

### BOUNDARY JUSTIFICATION

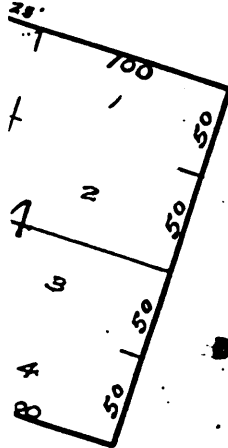
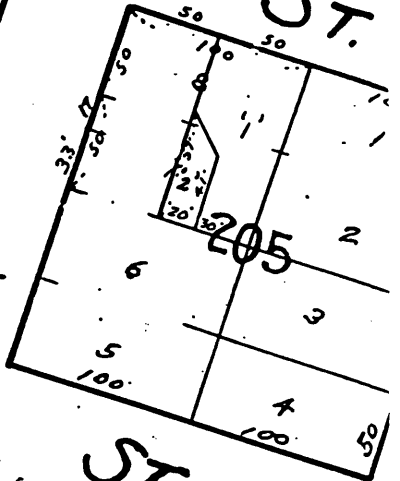
The boundary is the legally recorded boundary lines for the building for which National Register status is being requested.

PORTLAND 223

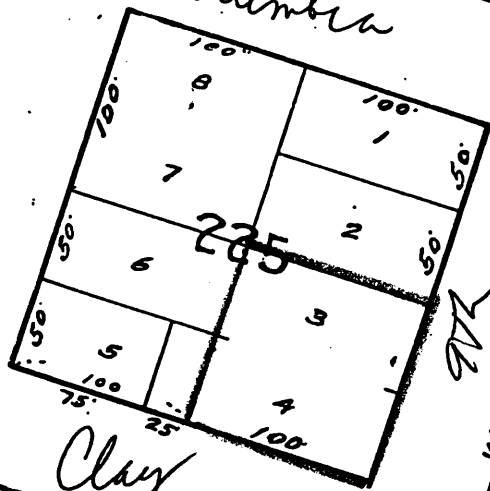
9  
SEE TL 11  
PORTLAND PARK BLK'S 7-18 & 20



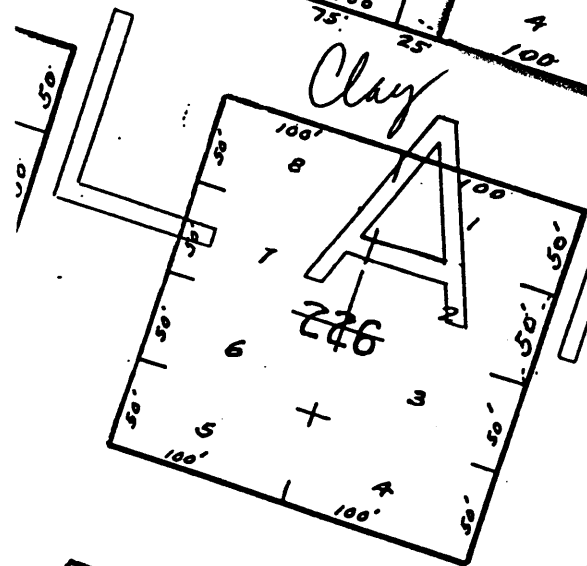
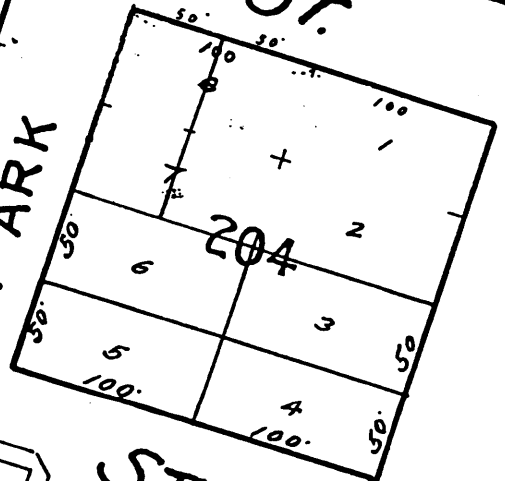
10  
SEE TL 11  
PORTLAND PARK BLK'S 7-18 & 20



Columbia

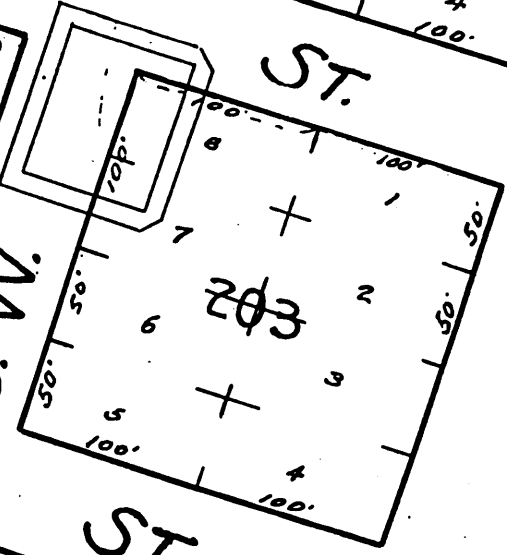


WEST PARK ST.  
SEE TL 11  
PORTLAND PARK BLK'S 7-18 & 20

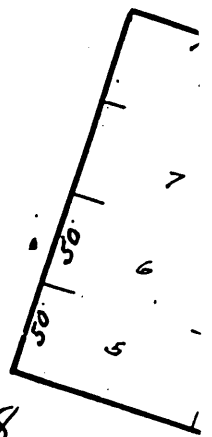
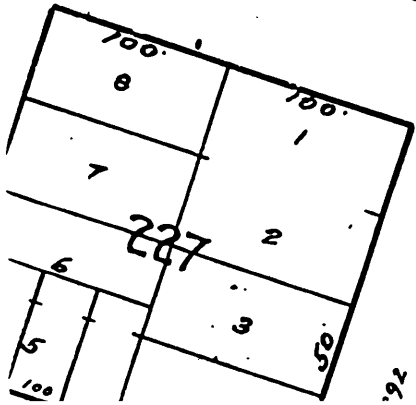


Clay

SEE TL 11  
PORTLAND PARK BLK'S 7-18 & 20



S.W.



3128



**Jeanne Manor**

**Portland, Multnomah County, Oregon**

**Heritage Investment Corporation Photo**

**123 NW Second Avenue #200**

**Portland, Oregon 97209**

**Photo, July 1997**

**Looking SW at E and N elevations**

**Photo   1   of   23**



**Jeanne Manor**

**Portland, Multnomah County, Oregon**

**Heritage Investment Corporation Photo**

**123 NW Second Avenue #200**

**Portland, Oregon 97209**

**Photo, July 1997**

**Looking W at E elevation**

**Photo 2 of 23**

JEANNE  
MANOR

1431



**Jeanne Manor**

**Portland, Multnomah County, Oregon**

**Heritage Investment Corporation Photo**

**123 NW Second Avenue #200**

**Portland, Oregon 97209**

**Photo, July 1997**

**Entrance detail**

**Photo 3 of 23**

J E A N N E  
M A N O R

1431



**Jeanne Manor**

**Portland, Multnomah County, Oregon**

**Heritage Investment Corporation Photo**

**123 NW Second Avenue #200**

**Portland, Oregon 97209**

**Photo, July 1997**

**Entrance detail**

**Photo 4 of 23**



**Jeanne Manor**

**Portland, Multnomah County, Oregon**

**Heritage Investment Corporation Photo**

**123 NW Second Avenue #200**

**Portland, Oregon 97209**

**Photo, July 1997**

**Looking NW at E and S elevations**

**Photo 5 of 23**



**Jeanne Manor**

**Portland, Multnomah County, Oregon**

**Heritage Investment Corporation Photo**

**123 NW Second Avenue #200**

**Portland, Oregon 97209**

**Photo, July 1997**

**Looking N at S elevation**

**Photo 6 of 23**



**Jeanne Manor**

**Portland, Multnomah County, Oregon**

**Heritage Investment Corporation Photo**

**123 NW Second Avenue #200**

**Portland, Oregon 97209**

**Photo, July 1997**

**Looking NE at S and W elevations**

**Photo 7 of 23**



**Jeanne Manor**

**Portland, Multnomah County, Oregon**

**Heritage Investment Corporation Photo**

**123 NW Second Avenue #200**

**Portland, Oregon 97209**

**Photo, July 1997**

**Looking SE at N and W elevations**

**Photo 8 of 23**



**Jeanne Manor**

**Portland, Multnomah County, Oregon**

**Heritage Investment Corporation Photo**

**123 NW Second Avenue #200**

**Portland, Oregon 97209**

**Photo, July 1997**

**Looking SE at N and W elevations**

**Photo 9 of 23**



**Jeanne Manor**

**Portland, Multnomah County, Oregon**

**Heritage Investment Corporation Photo**

**123 NW Second Avenue #200**

**Portland, Oregon 97209**

**Photo, July 1997**

**Interior Light Court**

**Photo 10 of 23**



Jeanne Manor

Portland, Multnomah County, Oregon

Heritage Investment Corporation Photo

123 NW Second Avenue #200

Portland, Oregon 97209

Photo, July 1997

Exterior Detail

Photo 11 of 23



**Jeanne Manor**

**Portland, Multnomah County, Oregon**

**Heritage Investment Corporation Photo**

**123 NW Second Avenue #200**

**Portland, Oregon 97209**

**Photo, July 1997**

**Exterior detail**

**Photo 12 of 23**



**Jeanne Manor**

**Portland, Multnomah County, Oregon**

**Heritage Investment Corporation Photo**

**123 NW Second Avenue #200**

**Portland, Oregon 97209**

**Photo, July 1997**

**Exterior detail**

**Photo 13 of 23**



**Jeanne Manor**

**Portland, Multnomah County, Oregon**

**Heritage Investment Corporation Photo**

**123 NW Second Avenue #200**

**Portland, Oregon 97209**

**Photo, July 1997**

**Exterior detail**

**Photo 14 of 23**



**Jeanne Manor**

**Portland, Multnomah County, Oregon**

**Heritage Investment Corporation Photo**

**123 NW Second Avenue #200**

**Portland, Oregon 97209**

**Photo, July 1997**

**Exterior detail**

**Photo 15 of 23**



**Jeanne Manor**

**Portland, Multnomah County, Oregon**

**Heritage Investment Corporation Photo**

**123 NW Second Avenue #200**

**Portland, Oregon 97209**

**Photo, July 1997**

**Lobby detail**

**Photo 16 of 23**



**Jeanne Manor**

**Portland, Multnomah County, Oregon**

**Heritage Investment Corporation Photo**

**123 NW Second Avenue #200**

**Portland, Oregon 97209**

**Photo, July 1997**

**Lobby detail**

**Photo 17 of 23**



**Jeanne Manor**

**Portland, Multnomah County, Oregon**

**Heritage Investment Corporation Photo**

**123 NW Second Avenue #200**

**Portland, Oregon 97209**

**Photo, July 1997**

**Entrance detail**

**Photo 18 of 23**



**Jeanne Manor**

**Portland, Multnomah County, Oregon**

**Heritage Investment Corporation Photo**

**123 NW Second Avenue #200**

**Portland, Oregon 97209**

**Photo, July 1997**

**Window detail**

**Photo 19 of 23**



**Jeanne Manor**

**Portland, Multnomah County, Oregon**

**Heritage Investment Corporation Photo**

**123 NW Second Avenue #200**

**Portland, Oregon 97209**

**Photo, July 1997**

**Interior stair**

**Photo 20 of 23**



**Jeanne Manor**

**Portland, Multnomah County, Oregon**

**Heritage Investment Corporation Photo**

**123 NW Second Avenue #200**

**Portland, Oregon 97209**

**Photo, July 1997**

**Typical corridor**

**Photo 21 of 23**



**Jeanne Manor**

**Portland, Multnomah County, Oregon**

**Heritage Investment Corporation Photo**

**123 NW Second Avenue #200**

**Portland, Oregon 97209**

**Photo, July 1997**

**Typical apartment**

**Photo 22 of 23**



**Jeanne Manor**

**Portland, Multnomah County, Oregon**

**Heritage Investment Corporation Photo**

**123 NW Second Avenue #200**

**Portland, Oregon 97209**

**Photo, July 1997**

**Typical kitchen**

**Photo 23 of 23**